

108.0

0002

0038.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

923,500 / 923,500

USE VALUE:

923,500 / 923,500

ASSESSED:

923,500 / 923,500



PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		TOMAHAWK RD, ARLINGTON

OWNERSHIP

Owner 1:	O NEILL PAUL X/JEAN M	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 74 TOMAHAWK RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: FLYNN JOHN A JR & ANNA G -

Owner 2: -

Street 1: 74 TOMAHAWK RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,166 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Wood Shingle Exterior and 2236 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 8 Rooms, and 4 Bdrrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9166		Sq. Ft.	Site		0	70.	0.76	4									486,489						486,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								69231
								GIS Ref
								GIS Ref
								Insp Date
								08/21/18

PREVIOUS ASSESSMENT										Parcel ID	108.0-0002-0038.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	425,500	11500	9,166.	486,500	923,500	923,500	Year End Roll			12/18/2019
2019	101	FV	334,500	12000	9,166.	486,500	833,000	833,000	Year End Roll			1/3/2019
2018	101	FV	334,500	12000	9,166.	417,000	763,500	763,500	Year End Roll			12/20/2017
2017	101	FV	334,500	12000	9,166.	389,200	735,700	735,700	Year End Roll			1/3/2017
2016	101	FV	334,500	12000	9,166.	333,600	680,100	680,100	Year End			1/4/2016
2015	101	FV	304,200	12400	9,166.	298,800	615,400	615,400	Year End Roll			12/11/2014
2014	101	FV	304,200	12400	9,166.	276,600	593,200	593,200	Year End Roll			12/16/2013
2013	101	FV	304,200	12400	9,166.	263,700	580,300	580,300				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOHN A JR	33362-52		7/31/2001		525,000	No	No		
	13857-558		12/1/1979		115,000	No	No	Y	

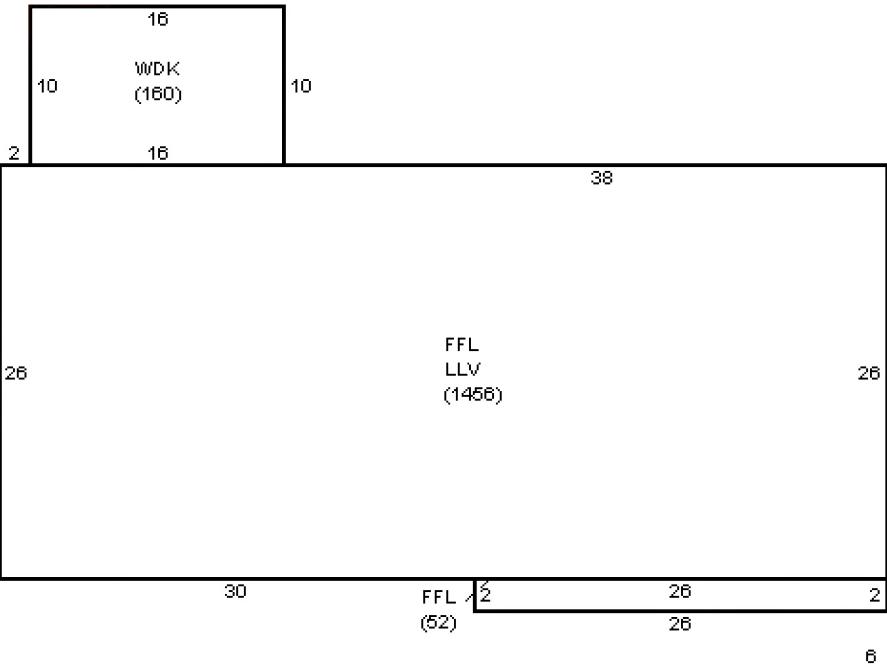
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
9/17/2013	1387	Re-Roof	8,990	C					8/21/2018	MEAS&NOTICE	CC	Chris C
6/18/1998	395	Wood Dec	2,500					14X14 WDK	1/23/2014	Info Fm Prmt	EMK	Ellen K
									2/25/2009	Meas/Inspect	163	PATRIOT
									10/27/2001	MLS	MM	Mary M
									10/27/1999	Meas/Inspect	256	PATRIOT
									8/23/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH					
Type:	18 - Raised Ranch	Full Bath:	1	Rating:	Good						
Sty Ht:	1 - 1 Story	A Bath:		Rating:							
(Liv) Units:	1	Total:	1	3/4 Bath:	2	Rating:	Good				
Foundation:	1 - Concrete	A 3QBth:		Rating:							
Frame:	1 - Wood	1/2 Bath:		Rating:							
Prime Wall:	1 - Wood Shingle	A HBth:		Rating:							
Sec Wall:	8 - Brick Veneer	OthrFix:		Rating:							
Roof Struct:	1 - Gable	OTHER FEATURES									
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Very Good						
Color:	GREEN	A Kits:		Rating:							
View / Desir:		Frl:	2	Rating:	Good						
GENERAL INFORMATION		WSFlue:		Rating:							
Grade:	C+ - Average (+)	CONDOS INFORMATION									
Year Blt:	1962	Eff Yr Blt:		Location:							
Alt LUC:		Alt %:		Total Units:							
Jurisdic:		Fact:	.	Floor:							
Const Mod:		% Own:		Name:							
Lump Sum Adj:		Phys Cond:	GV - Good-VG	10.	%	REMODELING					
INTERIOR INFORMATION		Functional:			%	No Unit	RMS	BRS	FL		
Avg Ht/FL:	STD	Economic:			%	1	8	4			
Prim Int Wall:	2 - Plaster	Special:			%	RES BREAKDOWN					
Sec Int Wall:		Override:			%	Exterior:					
Partition:	T - Typical	Total:	10.8		%	Interior:					
Prim Floors:	3 - Hardwood							Additions:			
Sec Floors:								Kitchen:			
								Baths:			
								Plumbing:			
								Electric:			
								Heating:			
								General:			
								Totals			
								1	8	4	
								SUB AREA			
								FFL	2	26	2
								(52)		26	
								6			
								SUB AREA DETAIL			

SKETCH



SUB AREA

SUB AREA DETAIL

IMAGE



AssessPro Patriot Properties, Inc

MOBILE HOME

SPEC FEATURES/YARD ITEMS PARCEL ID 108.0-0002-0038.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
12	Pool-Gunité	D	Y	1	20X40	A	AV	1980	20.84	T	31.2	101			11,500			11,500
2	Frame-Shed	D	Y	1	6X9	A	AV	1990	0.00	T	22.2	101						

More: N

Total Yard Items: 11,500

11 500

Total Special Features:

Total: 11

11